CONSERVATION EASEMENT

Attachment#_		
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STATE OF FLORIDA:

COUNTY OF LEON:

		,
THIS CONSERVATION EASEMENT is hereby:	made on this	day of
September	2005, \$, by
LEA MANIFOLD	, whos	e mailing address is
3504 Limerkh Dr Talla happer Flanzonhere	inafter referred	to as the "Grantor," to
LEON COUNTY, FLORIDA, a political subdivision of the	he State of Flori	ida, whose mailing
address is Board of County Commissioners, 301 South M	lonroe Street, Ta	allahassee, Florida
32301, hereinafter referred to as the "Grantee."		

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

- 1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
- 2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
 - 3. Removal or destruction of trees, shrubs, or other vegetation.
- 4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
- 5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
- 6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
 - 7. Acts or uses detrimental to such retention of land or water areas.
- 8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

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Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

seal to be affixed hereto on the day and year	r first above written.
	GRANTOR
	LEA MANIFOLD
	(Name of Partnership Typewritten)
	(Signature of Acknowledging Partner or Agent)
	(Print Name of Acknowledging Partner or Agent)
WITNESSES:	(Fine Name of Newtowiedging Fatality of Agent)
Mary Freston	Jamles M/ Of
(Sign) MARY PRESTON	(Sign) () LAME
(Print Name)	(Print Name)
OTATE OF	
STATE OF	
COUNTY OF	1
The foregoing instrument was ackno	wledged before me this 6th day of
September, 13005, by	Cliff Remm

Attachment #_	/
Page 3	_of5

(name of acknowledging partner or agent)

	,
partner (or agent) on behalf of Lea Manifob (name of partnership)	, a partnership. He/she
is personally known to me, or has produced (type of iden	as identification.
(Signature of Notary) Vuguu and	
(Print, Type or Stamp Name of Notary) VIRG 1910	
(Title or Rank) Secretary Notary	Virginia Ann Simpler Commission # DD386225 Expires March 12, 2009 Reddo Try Pain - Insurance, Inc. 200498-7016
(Serial Number, If Any)	Bended Trey Pain - Insurence, Inc. 800-966-7016

This Document Prepared by: Herbert W.A. Thiele, Esq., County Attorney

Leon County Attorney=s Office Suite 202, 301 South Monroe Street Tallahassee, Florida 32301

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of

From said POINT OF BEGINNING continue West 170.18 feet; thence North 00 degrees minutes 07 seconds East 118.43 feet; thence East 16.27 feet; thence South 59 degrees 47 minutes 03 seconds East 19.87 feet; thence East 136,74 feet; thence South 00 degrees 01 minutes 07 seconds West 108.43 feet to the POINT 0F BEGINNING; containing 18,702 square feet, more or less. 5

of the Plantation of the Florida Pecan Endowment Company as recorded in Plat Book

1, Page 4 of the Public Records of Leon county, Florida, being more particularly

described as follows:

feet; thence continue West (bearing base for this description) a distance of 173.96

BEGINNING

feet to the POINT OF

Commence at the Southeast corner of said Lot 732 and run thence West 280.87

CONSERVATION EASEMENT being a part of Lot No. 702 of the Supplementary Map

CONSERVATION EASEMENT #1

J.02

CONSERVATION EASEMENT #2

the Plantation of the Florida Pecan Endowment Company as recorded in Plot Book Page 4 of the Public Records of Leon county, Florida, being more particularly CONSERVATION EASEMENT being a part of Lot No. 702 of the Supplementary Map described as follows: <u>ئ</u> و ⋖

feet; thence continue West (bearing base for this description) a distance of 173.96 feet; thence run North 00 degrees 01 minutes 07 seconds East 108.43 feet; thence continue North 00 degrees 01 minutes 07 seconds East 20.00 feet to the POINT OF BEGINNING. Commence at the Southeast carner of said Lot 702 and run thence West 280.87

N00.01,05,.E

2 seconds East 85.81 feet; thence South 89 degrees 59 minutes 19 seconds East 170.18 feet; thence South 00 degrees 01 minutes 07 seconds West 108.39 feet From sold PONT OF BEGINNING run West 131.35 feet; thence North 59 degrees minutes 03 seconds West 44.93 feet; thence North 00 degrees 01 minutes 07 the POINT OF BEGINNING; containing 18,010 square feet, more or less.

CONSERVATION EASEMENTS DETAIL SCALE: 1"=80"

) (CENTRAL ANGLE)

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H W - W- WEST

H SS - EAST

A DELTA CONTROL OF A STANDARD OF A DELTA CONTROL MACE)

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L - CARRE EDECTH

C -

PART - TOURN CONCRETE LONGMENT (4" X 4")
THE - TOURN RICH AS A CONCRETE CON

revised: 8/8/05 (added utility notes)

I hereby certify that the legal description shown hereon meets the Whimum Technical Standards for Land Surveying as established by Chapter 61617–6 of the Florida Administrative Code.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL MAISED SSAL. OF A FLORING UCENSED. SUFFEYOR AND MAPPER. THIS GHAMMIG. SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALUE. FOUNDATION ADDED: FINAL ADDITIONS: SHEET IS I hereby certify that this survey meets the minimum technical standards as established by chapter 61617-6 of the Florida Administrative Code. 9-2-05 Pate: SKETCH & LEGAL DESCRIPTION OF A CONSERVATION EASEMENT FOR A LIMITED PARTITION ON SHERBORNE ROAD Professional Surveyor & Mapper Florida Registration No. 4016 Your & Ollan PAGE 37 SCALE: AS MOTED DRAWING FILE NAME: 04288-1.0MG 8/31/05 6604 FIELD BOOK NUMBER: SKETCH DATE I-EAST 04-288 DESCRIPTION: Z TOWNSHIP: RANGE: COUNTY: RECORDED SECTION: JOB No. LEGDO: (OSTANCES)
AL DISTANCES ARE IN ACCORDANCE
IN FIRE UNITED STATES STANDARD
IN FIRE UNITED STATES STANDARD
IN FIRE UNITES OTHERWISE DONOTED. ALL DISTANCES SHOWN ARE FEELD MEASURED OR COMPUTED PRINT.
CIVIL ENGINEERING (850)-877-0541 (850)-877-0041 Phone: Fax as determined This property lies in zone "X" as determin by the Flood Insurance Rate Maps for LEON County, FI. on Map Number 1201440115_D. Dated: 11/19/97. GARY G. ALLEN Registered Land Surveyor, Inc. 4101 Apalachee Parkway Tallahassee, Florida 32311 #5509 Œ

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Attacl	nment#_	1	
Page	5	_ of _5	

EXHIBIT "B"

SPECIAL ACTIVITIES

This plan allows for control of nuisance plants in order to maintain native vegetation and control invasive exotic plants. To achieve these goals, vegetation management activities within the conservation easement may include the techniques listed below. Any deviation from the activities listed must be approved by the Leon County Growth and Environmental Management (LCGEM) Department.

Control and Eradication of Invasive Exotic Plant Species

- 1) Invasive exotic species are recognized as those listed by the Florida Exotic Pest Plant Council on their <u>List of Invasive Species</u> or its successor. Any additional invasive exotic plant species proposed to be treated or removed must first be approved by LCGEM.
- 2) Small plants may be pulled from the ground by hand. For larger plants that aren't easily pulled by hand, any obvious clusters of fruits or seeds may be clipped from their tops. These plants along with their fruits and seed parts must be placed in plastic garbage bags and disposed of in a landfill. Attention should be made to ensure that any plant materials, including fruits or seeds, are not dispersed into other areas during removal from the site.
- 3) Large shrubs or extensive patches which cannot be managed by hand may be treated with an herbicide designed for such purposes and must be used in accordance with the manufacturer's directions. LCGEM should be contacted with questions regarding the specific types of herbicides to use and appropriate methods of treatment.

Control of Native Nuisance Plant Species

- 1) Native nuisance species shall be recognized as cathriar (Smilax spp.), grapevine (Vitis spp.), blackberry (Rubus spp.), virginia creeper (Parthenocissus quinquefolia), trumpet vine (Campsis radicans), poison ivy (Toxicodendron radicans), and poison oak (Toxicodendron toxicarium)
- 2) Plants may be pulled from the ground by hand, clipped, or if absolutely necessary treated with an appropriate herbicide as described in #3 above.